

HUD-1

U.S. Department of Housing  
and Urban Development

OMB No. 2502-0265

## A. Settlement Statement

## B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	<b>6. File Number</b> 14-018 LOS PINO	<b>7. Loan Number</b> ID:	<b>8. Mortg. Ins. Case Num.</b>
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: LOS PINOS HOME, LLC, a Florida limited liability company

Address of Borrower: 7233 Los Pinos Blvd, Miami, Florida 33143

E. NAME OF SELLER: AMADA LOPEZ-CANTERA, a single woman

Address of Seller: 2300 Coral Way, #200, Miami, Florida 33145

TIN:

F. NAME OF LENDER:

Address of Lender:

G. PROPERTY LOCATION: 7233 Los Pinos Blvd, Miami, Florida 33143

H. SETTLEMENT AGENT: Casanova &amp; Kucera, PLLC

Place of Settlement: 3400 Coral Way, Suite 600, Miami, Florida 33145

TIN: 27-1026238

Phone: 305-677-2148

I. SETTLEMENT DATE: 6/3/14

DISBURSEMENT DATE: 6/3/14

J. Summary of borrower's transaction		K. Summary of seller's transaction	
<b>100. Gross amount due from borrower:</b>		<b>400. Gross amount due to seller:</b>	
101. Contract sales price	2,700,000.00	401. Contract sales price	2,700,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	13,482.00	403.	
104. Furniture Credit to Seller	2,500.00	404. Furniture Credit to Seller	2,500.00
105.		405.	
<b>Adjustments for items paid by seller in advance:</b>		<b>Adjustments for items paid by seller in advance:</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross amount due from borrower:</b>	<b>2,715,982.00</b>	<b>420. Gross amount due to seller:</b>	<b>2,702,500.00</b>
<b>200. Amounts paid or in behalf of borrower:</b>		<b>500. Reductions in amount due to seller:</b>	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	260,803.50
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208. Light Fixture credit to Buyer	1,500.00	508. Light Fixture credit to Buyer	1,500.00
209.		509.	
<b>Adjustments for items unpaid by seller:</b>		<b>Adjustments for items unpaid by seller:</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/14 to 06/03/14	13,915.36	511. County taxes from 01/01/14 to 06/03/14	13,915.36
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total paid by/for borrower:</b>	<b>15,415.36</b>	<b>520. Total reductions in amount due seller:</b>	<b>276,218.86</b>
<b>300. Cash at settlement from/to borrower:</b>		<b>600. Cash at settlement to/from seller:</b>	
301. Gross amount due from borrower (line 120)	2,715,982.00	601. Gross amount due to seller (line 420)	2,702,500.00
302. Less amount paid by/for the borrower (line 220)	(15,415.36)	602. Less total reductions in amount due seller (line 520)	(276,218.86)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Borrower:	2,700,566.64	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	2,426,281.14

**Substitute Form 1099 Seller Statement:** The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**Seller Instructions:** If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

Borrower's Initial(s):

Seller's Initial(s):



Double

AO386-C

GOVERNMENT  
EXHIBITCASE  
NO. 22-cr-20114-KMWEXHIBIT  
NO. 9-8

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Settlement charges				Borrower POC	Seller POC
700. Total Sales/Brokers Com. based on price	\$2,700,000.00 @ 6.0000 % =	162,000.00			
701. 81,000.00	3.0000 % to WATERFRONT INVESTMENT REAL ESTATE LLC				
702. 81,000.00	3.0000 % to Avatar Real Estate Services				
703. Commission paid at settlement					162,000.00
704.	to				
800. Items payable in connection with loan				Borrower POC	Seller POC
801. Loan origination fee	% to				
802. Loan discount	% to				
803. Appraisal fee	to				
804. Credit report	to				
805. Lender's inspection fee	to				
806. Mortgage insurance application fee	to				
807. Assumption Fee	to				
808.	to				
809.	to				
810.	to				
811.	to				
900. Items required by lender to be paid in advance				Borrower POC	Seller POC
901. Interest from	to @ /day				
902. Mortgage insurance premium for	months to				
903. Hazard insurance premium for	years to				
904. Flood insurance premium for	years to				
905.	years to				
1000. Reserves deposited with lender				Borrower POC	Seller POC
1001. Hazard insurance	months @ per month				
1002. Mortgage insurance	months @ per month				
1003. City property taxes	months @ per month				
1004. County property taxes	months @ per month				
1005. Annual assessments	months @ per month				
1006. Flood insurance	months @ per month				
1007.	months @ per month				
1008.	months @ per month				
1009. Aggregate accounting adjustment					
1100. Title charges				Borrower POC	Seller POC
1101. Settlement or closing fee	to Casanova & Kucera, PLLC		950.00		
1102. Abstract or title search	to Casanova & Kucera, PLLC				200.00
1103. Title examination	to				
1104. Title insurance binder	to				
1105. Document preparation	to				
1106. Notary fees	to				
1107. Attorney's Fees	to Casanova & Kucera, PLLC		1,950.00		
(includes above item numbers: )					
1108. Title Insurance	to Old Republic Nat. Title/Casanova & Kucera		9,325.00		
(includes above item numbers: )					
1109. Lender's coverage (Premium):					
1110. Owner's coverage (Premium):	\$2,700,000.00 (\$9,325.00)				
1111. Endorse					
1112. Title Commitment and Preclosing Title Up	to Attorney's Fund Title Services LLC		250.00		
1113. Post Closing Title Update	to Casanova & Kucera, PLLC		225.00		
1200. Government recording and transfer charges					
1201. Recording fees	Deed \$27.00 Mortgage(s) Releases		27.00		
1202. City/county tax/stamps	Deed Mortgage(s)				
1203. State tax/stamps	Deed \$18,200.00 Mortgage(s)				18,200.00
1204. Affidavit	to Clerk of Circuit Court				18.50
1205. Death Certificates Recording	to Clerk of Circuit Court				20.00
1300. Additional settlement charges				Borrower POC	Seller POC
1301. Survey (Order # A-48592)	to MaLand Services Inc.		575.00		
1302. Pest Inspection	to				
1303.	to				
1304. Municipal Lien Search (Invoice # 39299)	to Rapid Liens Inc.				300.00
1305. Certified Local Improvement Lien (Folio #	to City of Coral Gables				1,010.00
1306. Wire / Fedex / Courier	to Casanova & Kucera, PLLC		55.00		55.00
1307. LLC - State Filing	to Tomas Kucera, P.A.		125.00		
1308. Additional RE Commission	to Pan American Realty Services, LLC				81,000.00
1309.					
1400. Total settlement charges					
(Enter on lines 103, Section J and 502, Section K)				13,482.00	260,803.50

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Seller  
AMADA LOPEZ-CANTERA

\_\_\_\_\_  
Seller

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

Casanova & Kucera, PLLC

By: \_\_\_\_\_

As its Authorized Representative

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

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